



Burnside Civic Centre Master Plan

COUNCIL BRIEFING SESSION – February 2024

Burnside Civic Centre Master Plan Briefing

- > As per **Resolution C281123/13588**, the purpose of this briefing session is to provide a high-level briefing on the Civic Centre Masterplan, and will cover the following:
 - Background and summary of the Masterplan;
 - Condition data and use of current assets on the Civic Centre site;
 - Council Member facilities including Council Chambers, and a brief discussion with respect to limitations and issues with the current location; and
 - Detail on external facilities at the site with respect to landscaping, tree health, car parking etc.
 - Open discussion on the previous draft Plan and this will provide an opportunity for Members to provide their thoughts on what you would like to be considered.

 - NB – All information provided within this briefing is collated from within existing resources and knowledge. Should Council wish further investigations/options, it may need to allocate financial resources towards it.

- > A Council Report, will be presented which presents options for revising or updating the Master Plan, and any resource requirements including additional budgets for progressing will be clearly identified for Council consideration.

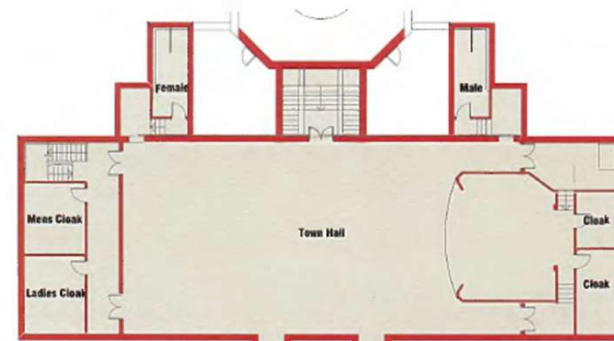


History of the Civic Centre Site

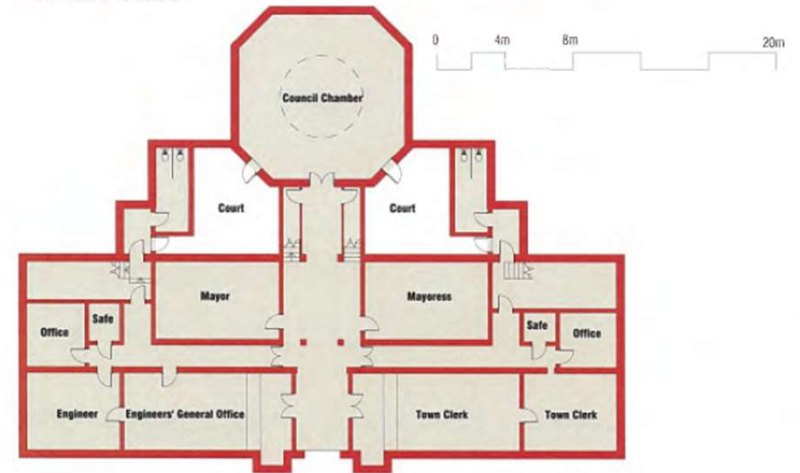
1927 - Burnside Council relocates to a new purpose-built facility on the corner of Greenhill and Portrush Roads including Town Hall and Council Chamber



1927



01 L1 1927 Town Hall



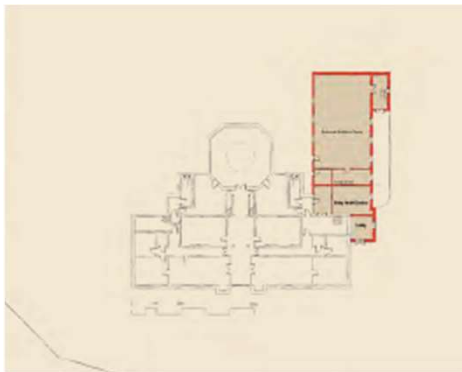
Ground Floor



History of the Civic Centre Site

1939/1940 – 2-Storey east wing (the J.A. Harper wing) added which included:

- Returned Soldiers Meeting Room, Baby Health Centre on the ground floor; and
- Supper room on the first floor with kitchen.



Children in a circle around a Christmas tree at Burnside Town Hall, 24 December 1940, at an event held for the children of the 1st and 2nd AIF

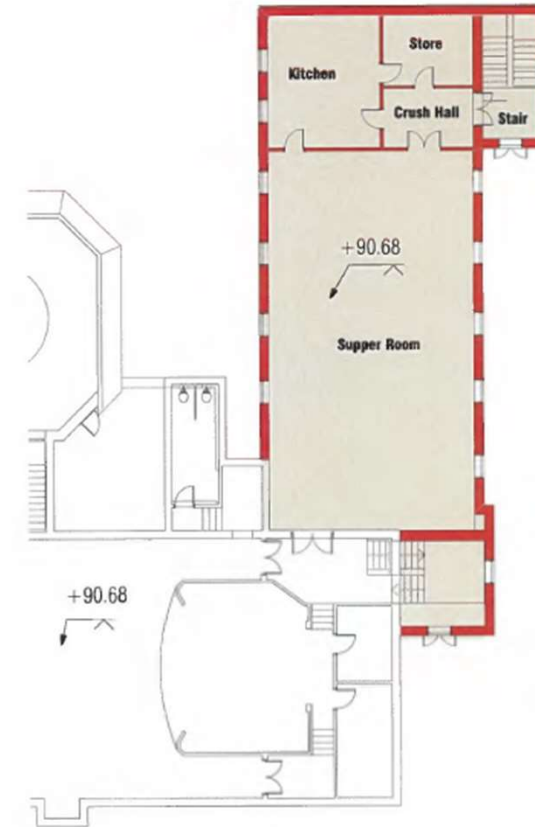
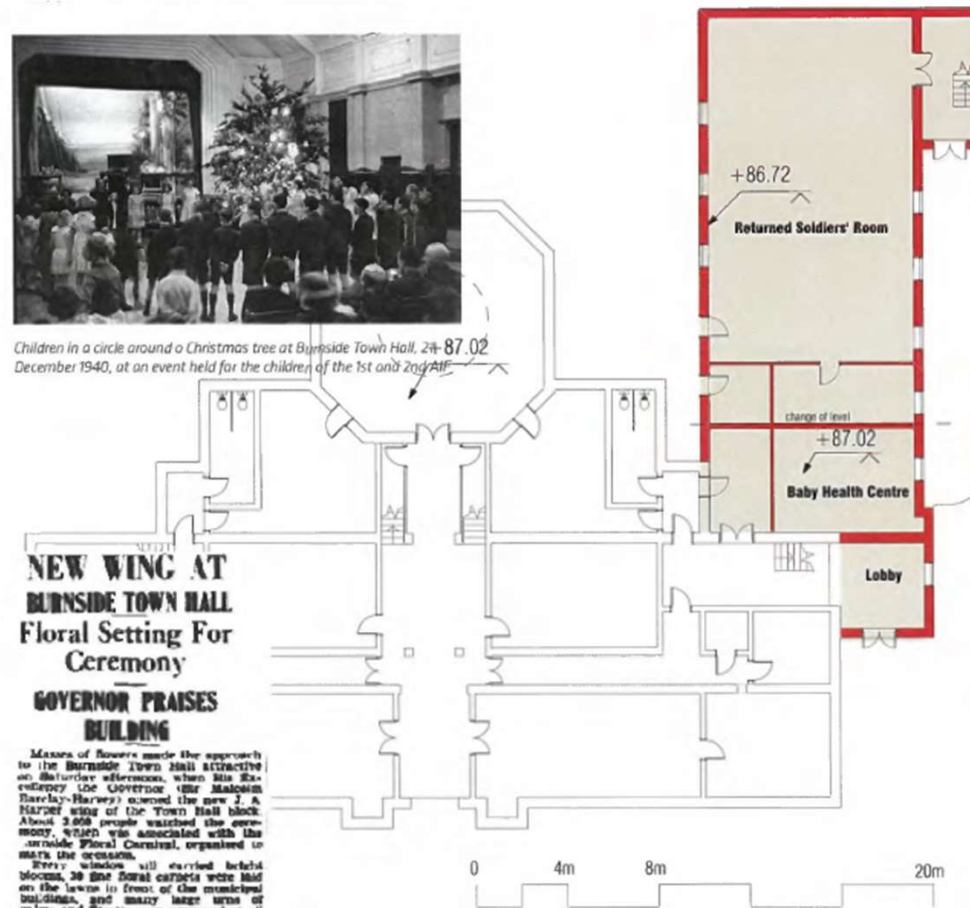
NEW WING AT BURNSIDE TOWN HALL Floral Setting For Ceremony GOVERNOR PRAISES BUILDING

Masses of flowers made the approach to the Burnside Town Hall attractive on Saturday afternoon, when His Excellency the Governor (Sir Malcolm Barclay-Harvey) opened the new J. A. Harper wing of the Town Hall block. About 3,000 people watched the ceremony, which was associated with the Burnside Floral Carnival, organised to mark the occasion.

Every window was carried behind blossoms, 30 fine floral carpets were laid on the lawn in front of the municipal building, and many large trees of palms and flowers were arranged at all entrances and along the paths.

His Excellency was accompanied by

The Advertiser (Adelaide, SA : 1931 - 1954), Monday 22 April 1940

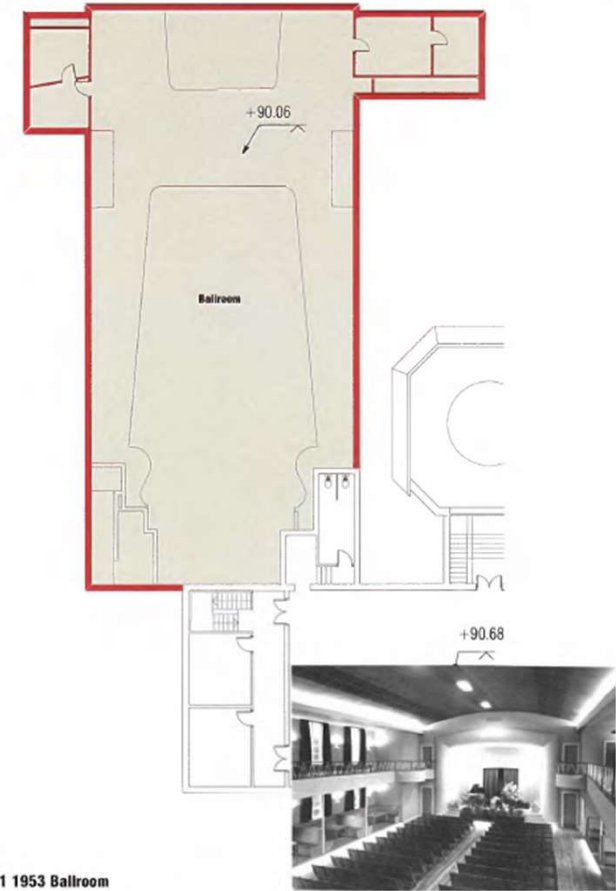
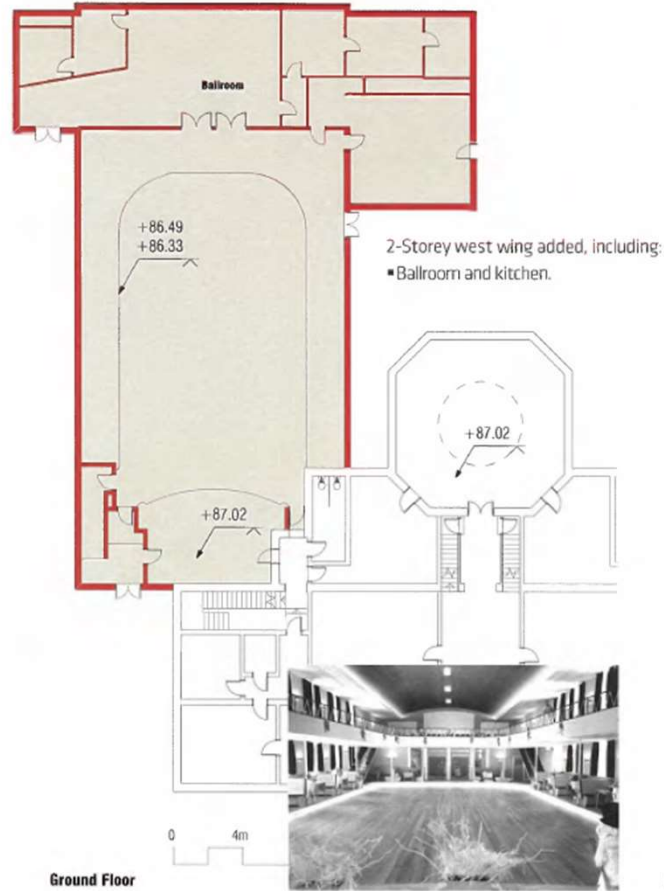


01 L1 1939 Town Hall & East Wing

History of the Civic Centre Site

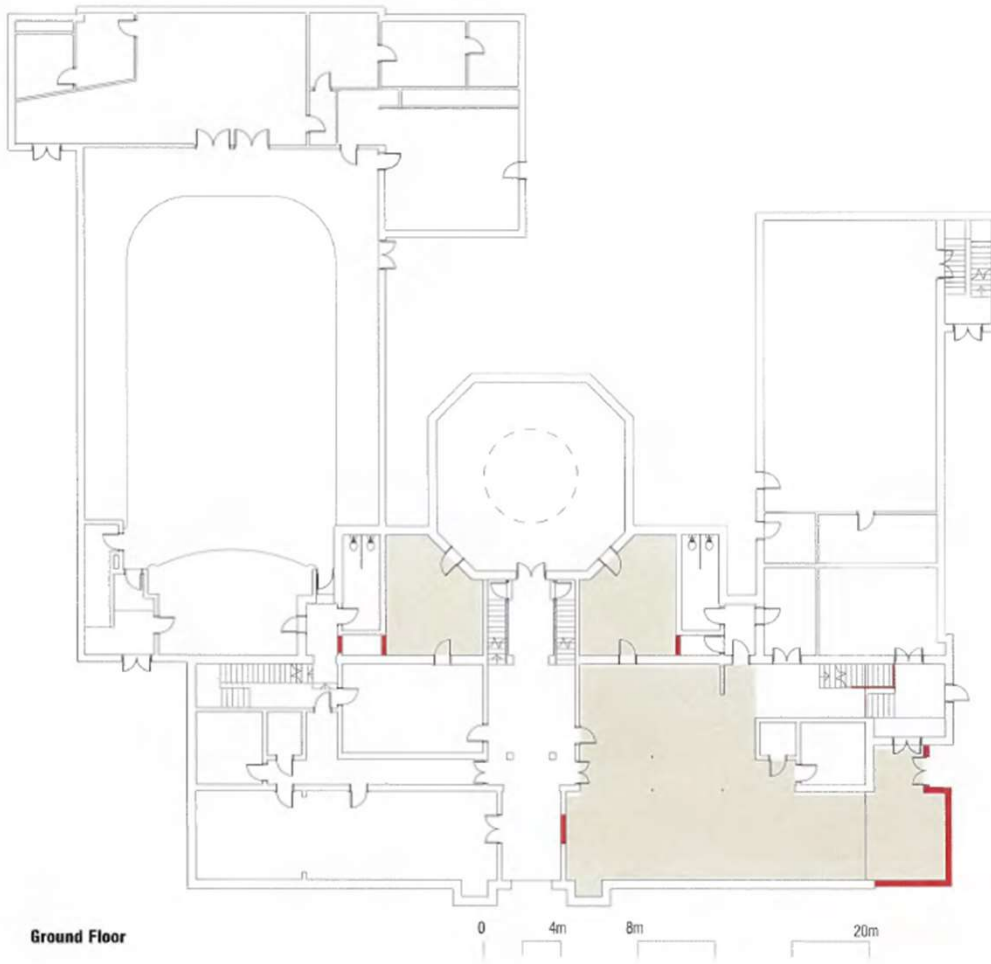
1953 - Modern style ballroom added to the west.

Town Hall modified into storage and office space



History of the Civic Centre Site

1965



Re-arrangement of public entry to west, including:

- New foyer addition;
- Light courts closed in
- Demolition of internal walls in the east end of 1927 Town Hall
- Returned Soldiers Room broken up into offices (1968)



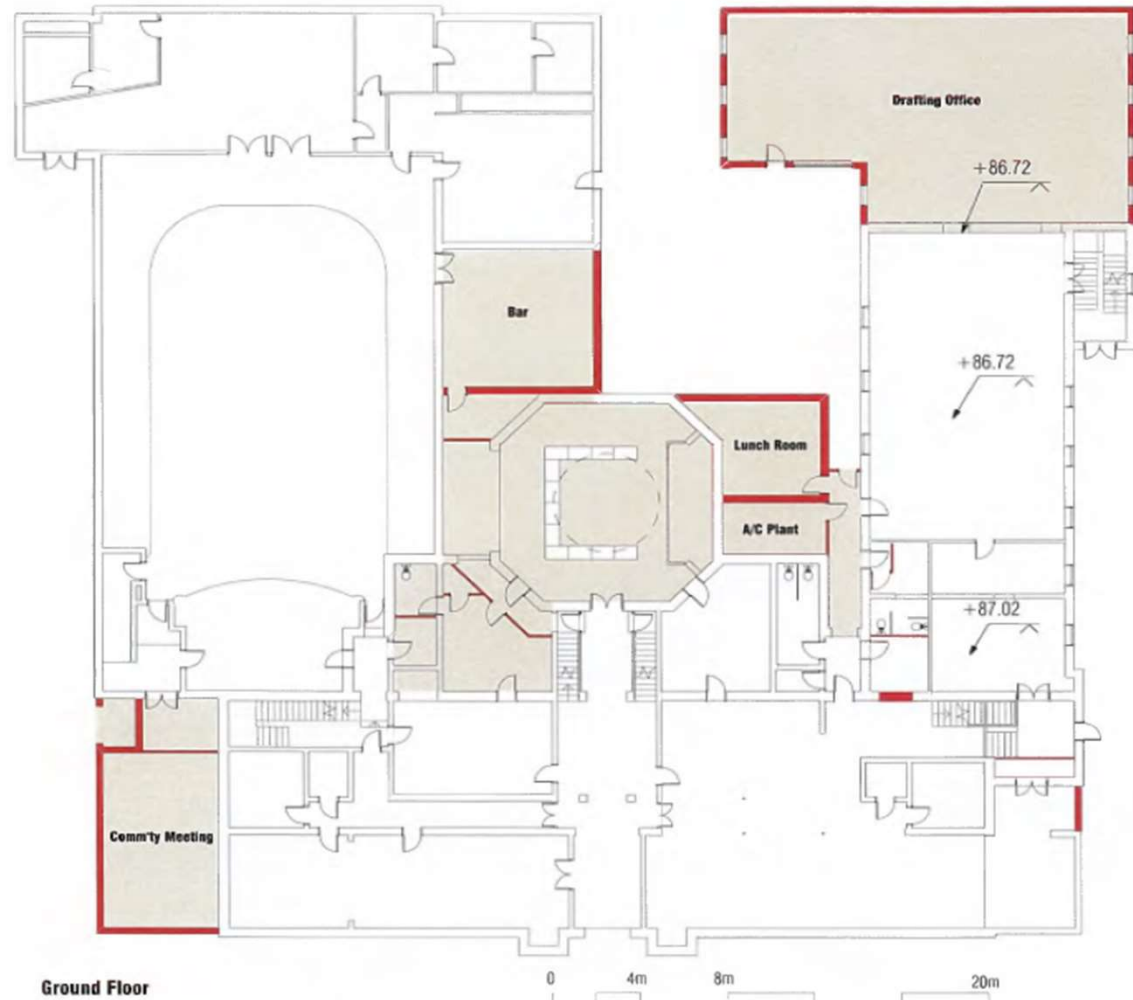
History of the Civic Centre Site

1970 – Refurbishment of the Town Hall, Chambers and Ballroom including:

- Community room addition to the west of the Town Hall
- Bar addition to both levels of Ballroom
- 'Drafting Office' addition to NE Wing
- West wall of Council Chamber opened to accommodate a raised public gallery
- Raised platform added in Chamber
- Timber wall panelling added to Chambers
- Town Hall split into 3 rooms



1970 Ballroom Bar



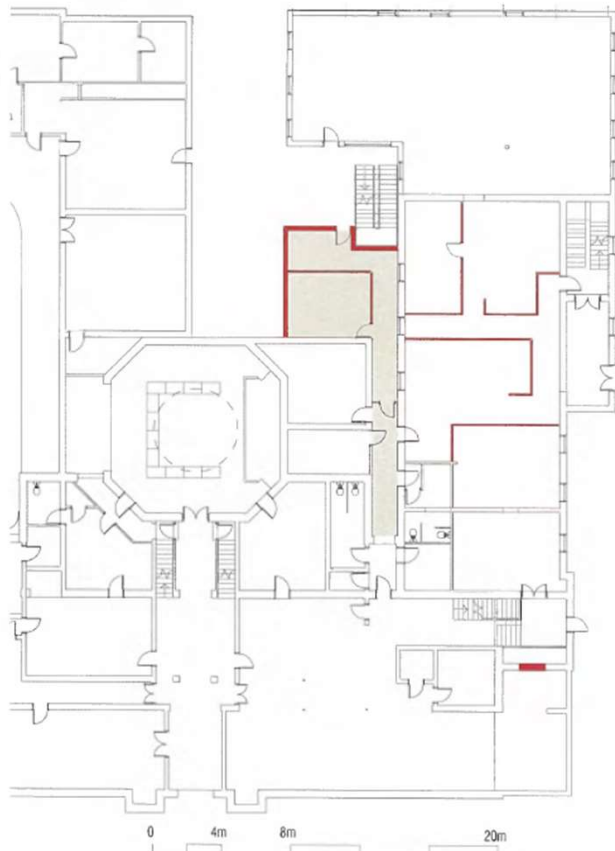
History of the Civic Centre Site

1982 – 1997

Second level addition over 'Drafting Office' to the north of east wing (1982).

Community Centre opens (1982)

Vestibule added to east stair and public entry moved to former Returned Soldiers Room (1990)



Ground Floor

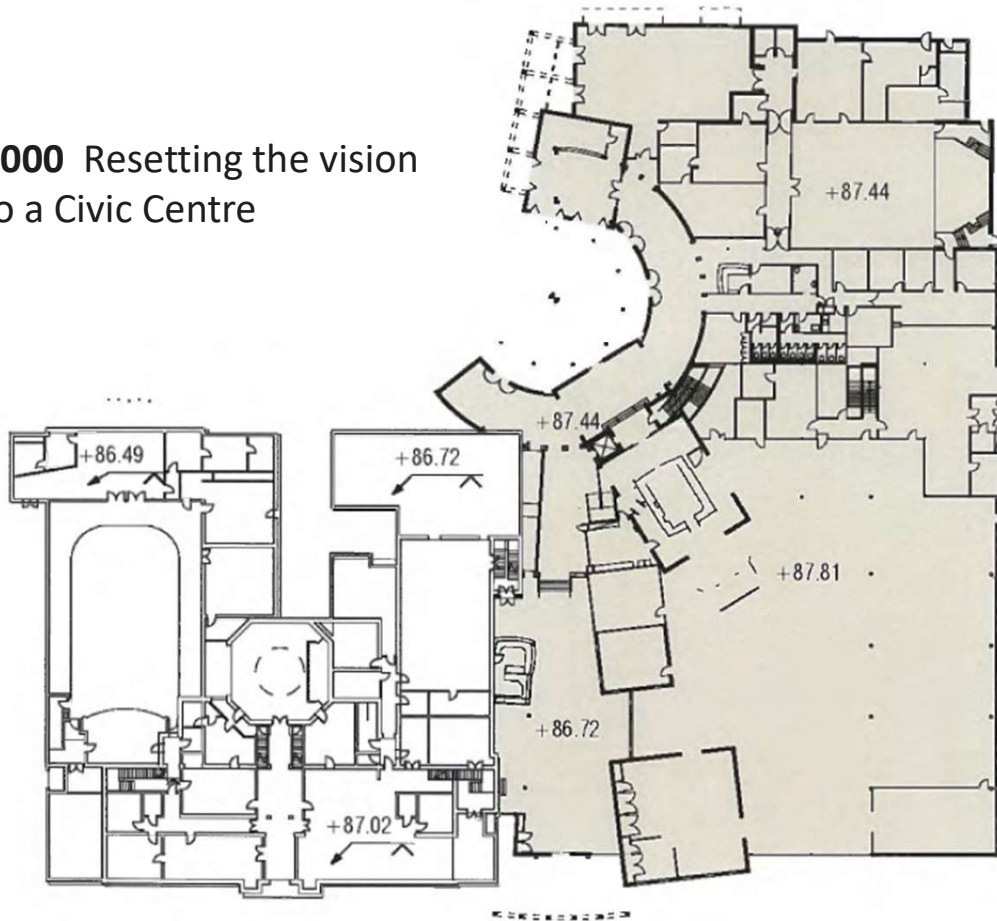


01 L1 1982 North Addition



History of the Civic Centre Site

2000 Resetting the vision to a Civic Centre



Ground Floor



Major building project that merged all the buildings on the site

Reorientation of public entry and circulation to the south



History of the Civic Centre Site

Recent Works

- Council Chamber and Foyer
- Mayor's Parlour
- CM Room inc additional toilets
- Town Hall inc lift access
- Ballroom
- Bill Dean Lounge (BCC)
- Fitness and Wellness Centre (BCC)
- JP Service
- Public Toilets
- Staff Accommodation (various areas)



Civic Centre Master Plan - Background

- The draft Burnside Community and Civic Centre Master Plan was developed and adopted by the Council sitting during the term of 2014 – 2018.
 - The Key Master Plan Outcomes set by Council are provided to the right and are very much still relevant today.
- The 2014-2018 Council resolved that the matter be re-presented to Council following the 2018 Council Election to enable the new Council to consider the objectives and concept options presented, and to determine whether an Expression of Interest process is required to:
 - gather professional market options for feasible designs and development approaches; and
 - engage in the preparation of a detailed quadruple bottom-line business case and risk analysis on potential Master Plan development options, after receiving the results of the Market Expression of Interest.
- The 2018-2022 Council considered this matter at a confidential workshop and subsequent confidential report. No further action has been taken or initiated since that time other than specifically on the use of the civic centre, nor the draft Master Plan.
- **Therefore, the matter is effectively ‘lying on the table’, pending further Council consideration.**

KEY MASTER PLAN OUTCOMES

Conserve and enhance heritage features.

Improve the visitor / user experience.

Maximise and reinvigorate open space

Compliant buildings: DDA & WHS.

Effective, efficient and flexible service delivery.

Foster a robust and dynamic workforce.

Environmental sustainability

Minimise financial impacts to community through identifying alternative funding sources in the context of future business cases.



Civic Centre Master Plan - Background

- WHAT IS A MASTER PLAN?

A master plan is a document that outlines a vision to guide growth and development over the next 20-30 years.

It isn't a detailed design, but it is a plan that shows how such a large and valuable site can be best used to meet our community's current and future needs, as well as Council's strategic priorities."

In short, it should aim to be:

- > A long-term plan that sets out how Burnside Civic Centre can develop and redevelop into the future.
- > A high-level plan to set out objectives and strategies to manage change.
- > A process that defines what is important about a place and how its character and quality can be conserved, improved and enhanced.
- > It is not an operational plan – which is how you manage current assets



Civic Centre Master Plan - Background

Land area approx: 15,900m²

Approx 35% of land area (5,600m²) is occupied by at grade car parking (220 spaces):

Only 5% of the land area (800m²) is useable open space

There are parts of the Community and Civic Centre that will require upgrade in the next 20-30 years

Community Centre is the weakest performing building and is due for a major upgrade/replacement in approx. 10-20 years.

Library due for major upgrade/replacement in 20-30 years

AREAS	
TOTAL LAND AREA	15,900m ²
BUILDING	
▪ Council Administration	1,930m ²
▪ Community Centre: Ballroom & Bill Dean Rooms	2,360m ²
▪ Civic	320m ²
▪ Library	2,100m ²
TOTAL SITE COVER	5,830m ² (37% of land area)



Civic Centre Master Plan

Before we look at the Master Plan

- This was developed in 2016, and was based on a significant amount of work, studies, engagement with Council Members etc
 - Tonight is just a snapshot, and does not look to
- The matter is lying on the table, and Council has not listed the matter as a current priority.
- The Master Plan was developed with the endorsed objectives as the guiding principles.

KEY MASTER PLAN OUTCOMES

Conserve and enhance heritage features.

Improve the visitor / user experience.

Maximise and reinvigorate open space

Compliant buildings: DDA & WHS.

Effective, efficient and flexible service delivery.

Foster a robust and dynamic workforce.

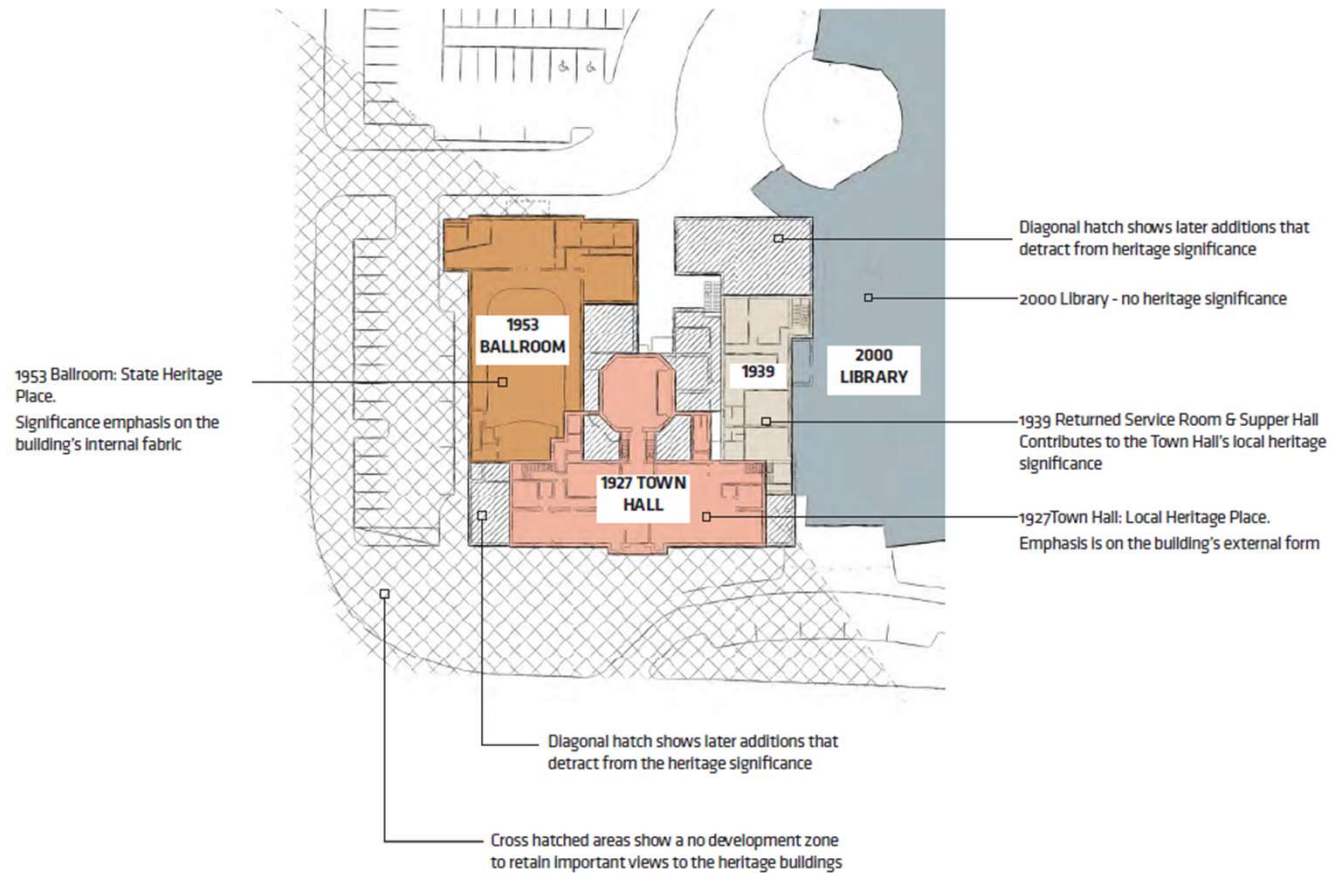
Environmental sustainability

Minimise financial impacts to community through identifying alternative funding sources in the context of future business cases.



Civic Centre Master Plan

HERITAGE SUMMARY



Civic Centre Master Plan

ZONE A

CHARACTERISTICS

- good exposure to passing traffic and views from Burnside Village
- high-volume fast-moving traffic on wide road
- noisy
- west facing

BEST USES

- Office accommodation
- Health services
- Retail
- Residential apartments (upper levels)

NOT DESIRABLE

- Open space
- At grade carparking

ZONE D (Heritage)

CHARACTERISTICS

- iconic landmark buildings
- large volume spaces (later broken up)
- high maintenance costs

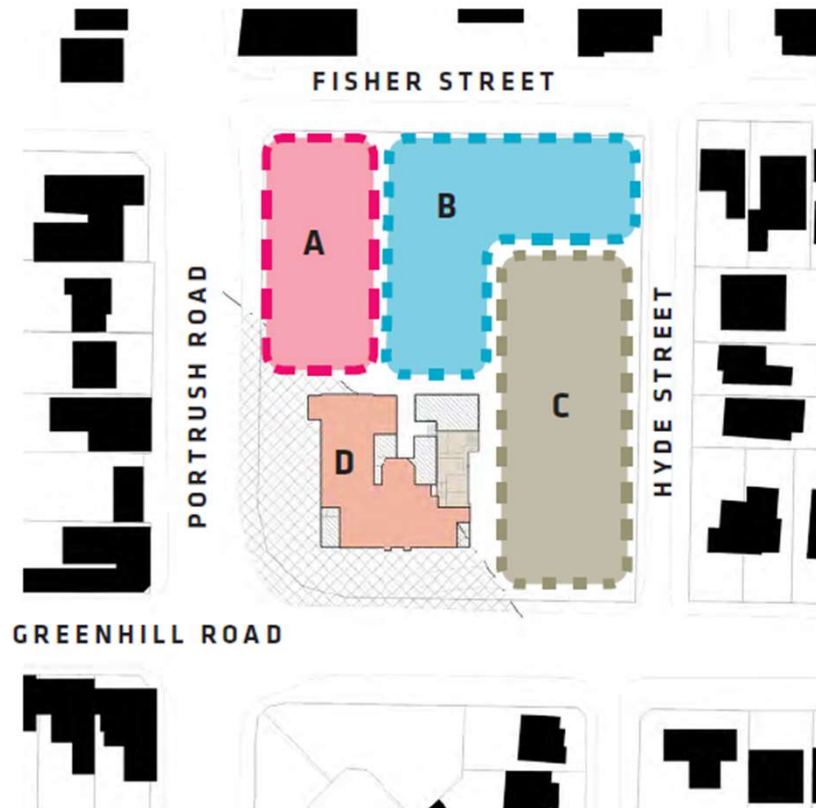
BEST USES

- Community/Civic

NOT DESIRABLE

- Office accommodation
- Residential
- Retail

SITE ANALYSIS



ZONE B

CHARACTERISTICS

- faces onto low scale institutional context (Historic Area Overlay)
- intermittent traffic congestion
- slow moving traffic
- north facing

BEST USES

- Civic
- Community
- Medium density residential (3-4 storeys)
- Open space

NOT DESIRABLE

- Commercial/Retail
- At grade car parking

ZONE C

CHARACTERISTICS

- faces onto low scale, low density residential (Historic Conservation Zone)
- slow moving traffic on Hyde
- fast moving traffic on Greenhill
- east facing

BEST USES

- Civic
- Community
- Medium density residential (3-4 storeys)
- Open space

NOT DESIRABLE

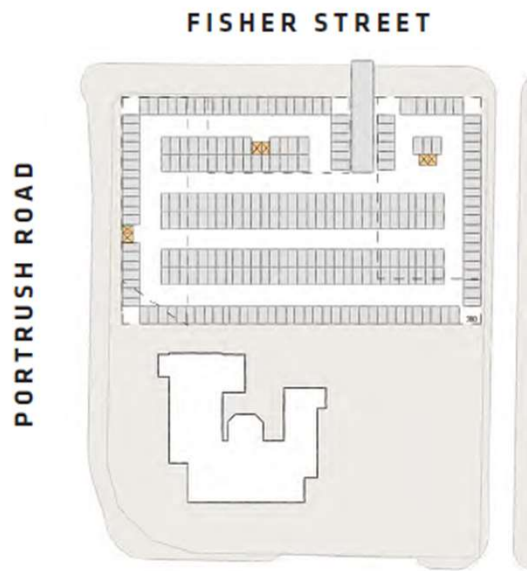
- Commercial/Retail



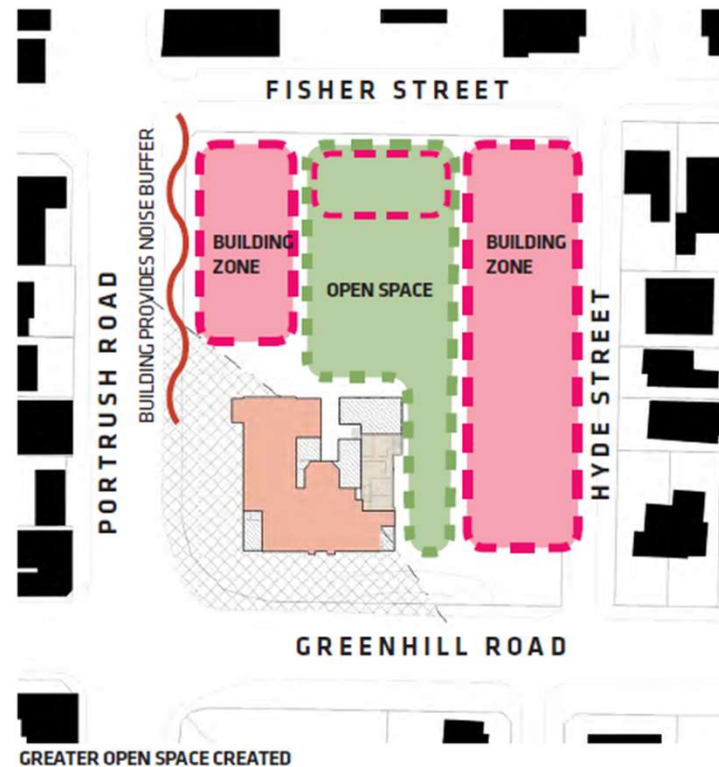
Civic Centre Master Plan

FUTURE VISION | OPEN SPACE

By moving the carparking underground and building greater density at the edges, we can create more useable open space -->



UNDERGROUND CARPARK OF 280 SPACES



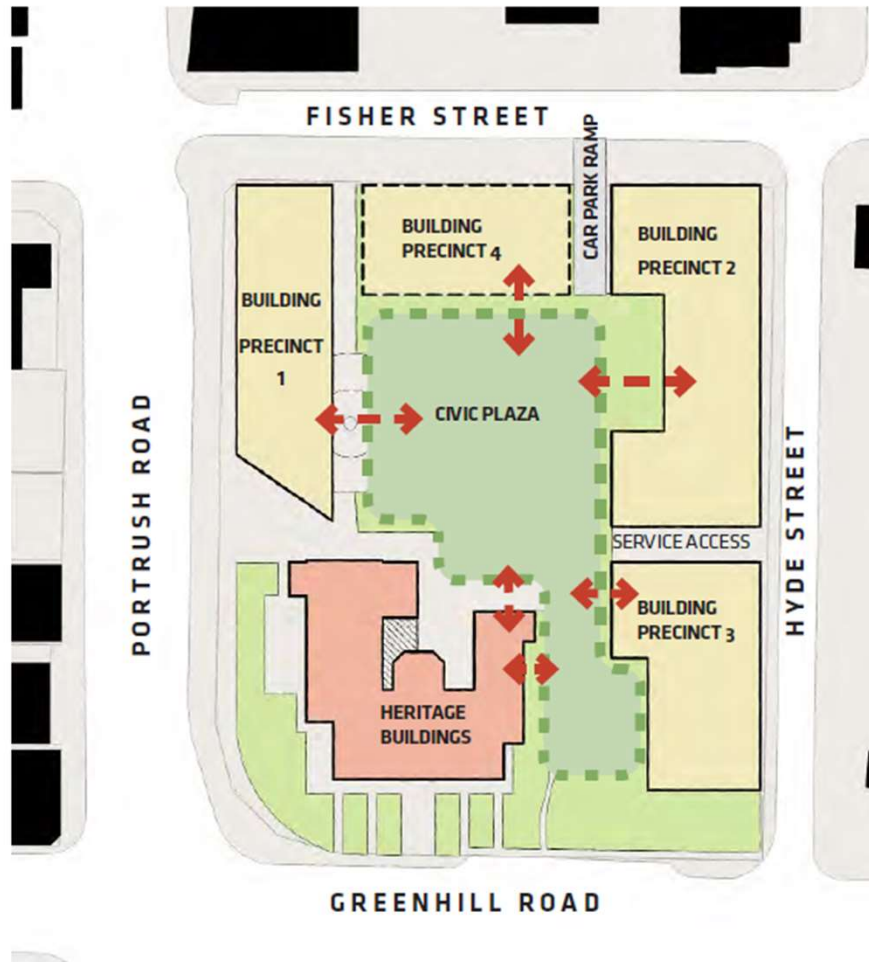
GREATER OPEN SPACE CREATED

NB – undergrounding carparking can be expensive, and an alternate approach is accommodating onsite or in buildings



Civic Centre Master Plan

FUTURE VISION | CONCEPT DIAGRAM



THE LONG TERM VISION

- Heritage buildings are returned to community use, enhanced and conserved
- At grade car parking is moved underground and in its place, an open space civic plaza is established. The plaza hosts a range of civic activities and community events
- A range of flexible building types at the edges, addressing the surrounding streets, that support community services

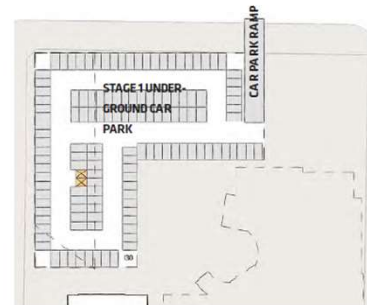
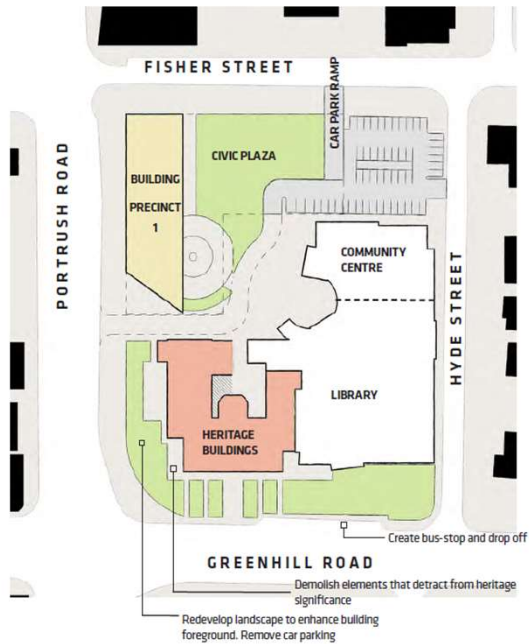
IN NUMBERS

Useable open space increased from **800m²**, or 5% of land area, to **5,500m²**, or 35% of land area



Civic Centre Master Plan FUTURE VISION | PHASES:

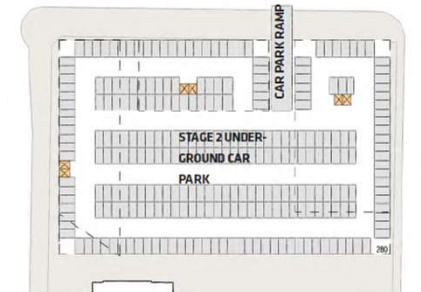
> PHASE 1: 5-10 YEARS



PHASE 1 DESCRIPTION:

- Construct Stage 1 underground carparking, including ramp off Fisher Street.
- Develop building precinct 1.
- Establish Civic Plaza, including service vehicle access.
- Demolish later additions to heritage building and repair.
- Redevelop landscape in front of the heritage buildings on Portrush and Greenhill Roads.

PHASE 2: 10-20 YEARS



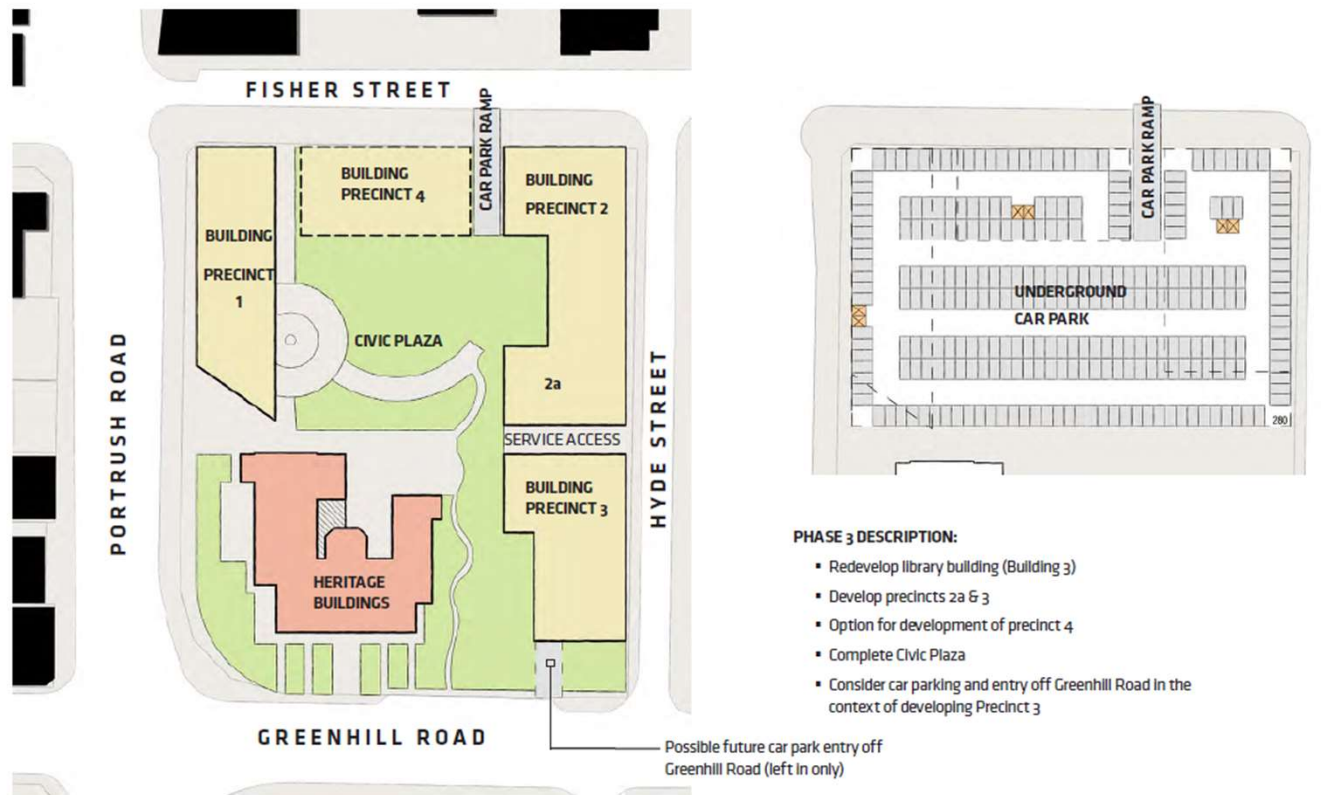
PHASE 2 DESCRIPTION:

- Refurbish heritage building and return to community use.
- Demolish existing community centre.
- Demolish north addition to heritage buildings to provide better connection to the civic plaza (b).
- New entry to Library (a).
- Construct Stage 2 underground car park
- Develop building precinct 2
- Expand Civic Plaza



Civic Centre Master Plan FUTURE VISION | PHASES:

> PHASE 3: 20-30 YEARS



Civic Centre Master Plan ARTIST'S IMPRESSION



Civic Centre Master Plan ARTIST'S IMPRESSION



Civic Centre Master Plan – Brief Comment or Question opportunity

To Repeat:

- This Master Plan is lying on the table.
- If Council were of a mind to re-visit a project of this ilk, It should only ever proceed if it:
 - Is financially viable to do so and ideally, it would generate income
 - Includes completion of a detailed quadruple bottom-line business case and risk analysis on potential Master Plan development options
 - Sets objectives that maximise the outcomes for the community and achieves the above
 - Relies on the Open Space Layer and future Code Amendments to identify what is required and when, with any Plan aligning with Strategies
 - The Burnside Village may influence height of development opportunities in the area
 - It should provide for services not currently available for the community, or may replace from elsewhere – Lots of assets around will need replaced – can we be more efficient by creating Hubs?
 - Identifies innovative approaches to transport/connections with adjoining centre/residential development to overcome obstacle of Portrush Road/Greenhill Road intersection

Remember – adoption of a Plan is just a Plan – it doesn't commit to building, and it doesn't have to be done tomorrow!

KEY MASTER PLAN OUTCOMES

Conserve and enhance heritage features.

Improve the visitor / user experience.

Maximise and reinvigorate open space

Compliant buildings: DDA & WHS.

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Condition Data and Use of Current Assets

Asset Information				Condition													
Asset ID	Asset Number	Asset Name	Replacement Value	Substructure_Cond	Superstructure_Cond	Roof_Cond	Floor Covering_Cond	Fixtures & Fittings_Cond	Hydraulic_Cond	Mechanical_Cond	Fire_Cond	Electrical_Cond	Transport_Cond	Security_Cond	Utilities_Cond	Surrounds_Cond	Average
6822	006822	Civic Centre - Ballroom	\$ 7,356,118	2	3	3	2	3	3	3	1	3	NA	1	3	2	2.42
6823	006823	Civic Centre - Foyer, Library	\$ 12,544,928	1	2	3	3	2	2	3	1	2	2	1	3	2	2.08
6824	006824	Civic Centre - Town Hall, Administration Centre and Council Chambers	\$ 14,728,190	2	3	3	3	2	3	3	1	3	NA	1	3	2	2.42

Note: 1 is new and 5 completely degraded

In terms of ongoing maintenance / capital works, the following are conducted in line with Council's Buildings Asset Management Plan:

- Specific upgrade works as identified earlier
- Reactive and preventative maintenance programs
- Renewal of lighting / AC / floor coverings / painting
- Replacement of furniture and appliances
- Fire and security system upgrades
- Solar PV system upgrade (this FY)
- Installation of backup generator (2015) with replacement from 2025
- Pressure cleaning of Civic Centre frontage (2017) with further treatment or re-rendering due 2027



Use of Current Assets

Civic Centre uses / users:

- > Council meetings and workshops
- > Administration staff
- > CHSP
- > Library
- > Council programs - <https://www.burnside.sa.gov.au/files/assets/public/v/2/community-amp-recreation/community-venues/community-centres/community-centres-program/community-centre-program-summer-2023-v6.pdf>
- > Community hirers - <https://www.burnside.sa.gov.au/files/assets/public/v/2/community-amp-recreation/community-venues/community-centres/community-centres-program/community-centre-program-summer-2023-v6.pdf>
- > Cafe
- > JP Service
- > Events
- > Art exhibitions
- > BSO / BYCB

Civic Centre Program Calendar Burnside Ballroom,

Monday	Tuesday	Wednesday
Snooker BCC 9 am - 3.45 pm 8366 4233	Snooker BCC 9 am - 3.45 pm 8366 4233	Snooker BCC 9 am - 3.45 pm 8366 4233
Pilates Stretch & Balance BALL 9 am - 10 am \$10 8366 4233	Chess BCC 9 am - 12 noon free 8366 4144	Emotional Freedom Techniques BCC 1st Wednesday of month 7.30 pm - 8.30 pm Jeanette: 0438 586 291
Seniors' Fit & Fab BCC 10 am - 11 am \$2 8366 4233	Tai Chi Qi Gong HALL 10 am - 11 am gold coin 8366 4233	
Pilates Stretch & Balance BALL 10.30 am - 11.30 am \$10 8366 4233	Dance on Tuesdays BCC 12.15 pm - 1.15 pm \$6 8366 4233	
JKSA Karate BCC 6 pm - 7 pm \$10 Reza: 0452 430 290	English Conversation BCC 1 pm - 2.30 pm 8366 4233	
Rhee Taekwon-do BALL 6.30 pm - 7.30 pm \$80/month 1300 743 853	Yoga BCC 2 pm - 3.15 pm \$8 8366 4233	
	Cooking for a Cause BCC 4.30 pm - 7.30 pm free 13 - 18 years 8366 4107	
	Zumba Fitness BCC BALL 6.15 pm - 7.15 pm Wendli: 0432 928 640	
	Sahaja Yoga BCC Meditation 7.30 pm - 8.30 pm \$1 Tony: 0417 806 336	



BURNSIDE A&L BOULEVARD
Burnside Civic Centre Foyer

Burnside Community Centre and Burnside Town Hall

Thursday	Friday	Saturday
Snooker BCC 9 am - 3.45 pm 8366 4233	Snooker BCC 9 am - 3.45 pm 8366 4233	Nrithya Dance HALL 10 am - 11.30 am \$20 Akhita: 0434 877 342
Pilates Stretch & Balance BALL 9 am - 10 am \$10 8366 4233	Pilates Stretch & Balance BALL 9 am - 10 am \$10 8366 4233	Ho Shin Do Karate BCC 7 pm - 8 pm Damien: 0414 866 198
Spanish Beginners BCC 10 am - 11.30 am 8366 4233	Yoga BCC 10 am - 11.15 am \$8 8366 4233	Various days
Seniors' Fit & Fab BCC 10.30 am - 11.30 am \$2 8366 4233	English Conversation BCC 11 am - 12.30 pm 8366 4233	Strength for Life BCC Various times \$6 8366 4233
Table Tennis BCC 12.30 pm - 4.30 pm gold coin 8366 4233	Mah-Jong BCC 12 noon - 2 pm \$1 8366 4233	
Brain gym BCC 2nd Thursday of month 12 noon - 2 pm free Elizabeth: 0438 848 066	Ho Shin Do Karate BCC 7 pm - 8 pm Damien: 0414 866 198	
JKSA Karate BCC 6 pm - 7 pm \$10 Reza: 0452 430 290		
Rhee Taekwon-do BALL 6.30 pm - 7.30 pm \$80/month 1300 743 853		
Spanish Beginners BCC 7 pm - 8.30 pm 8366 4233		

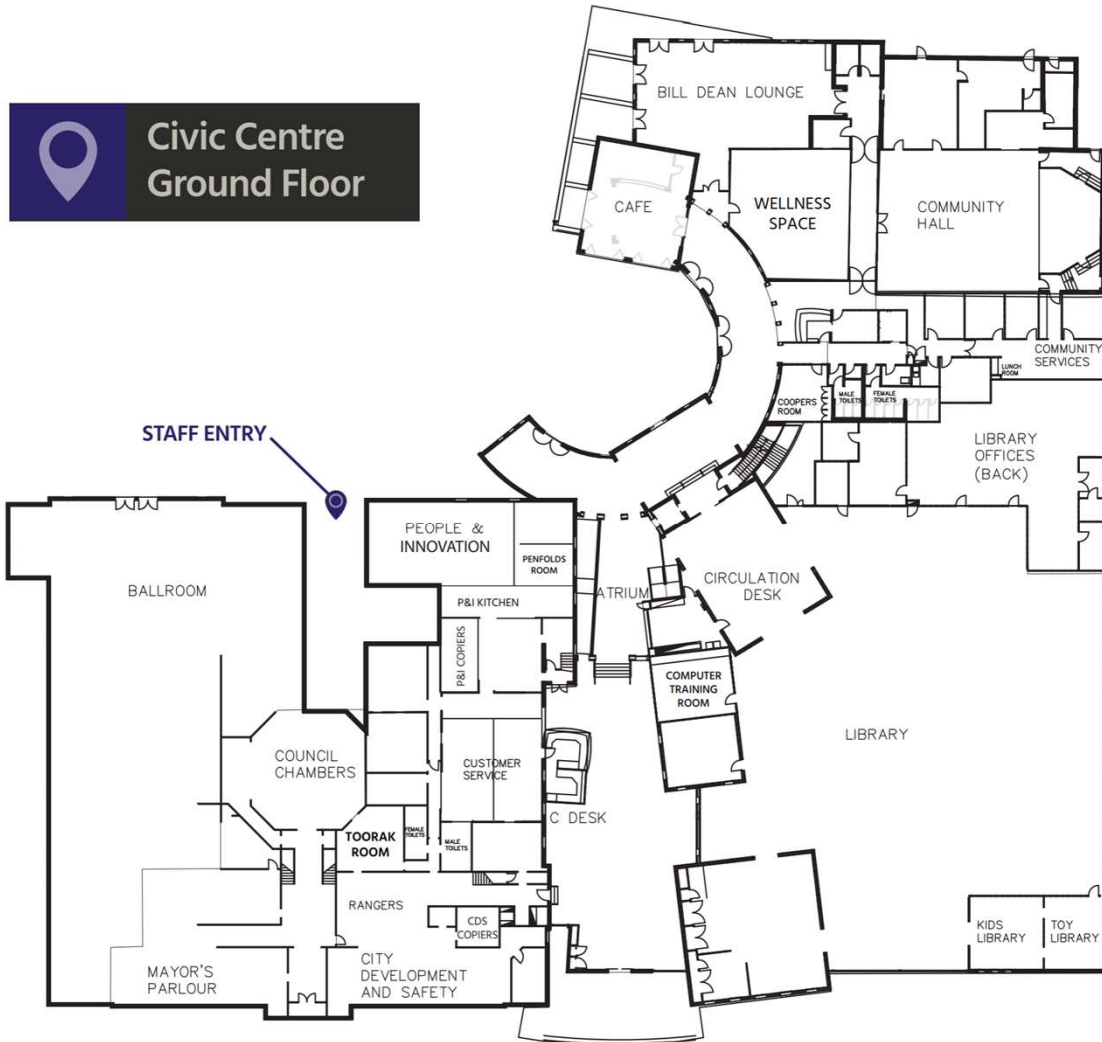


VENUES KEY

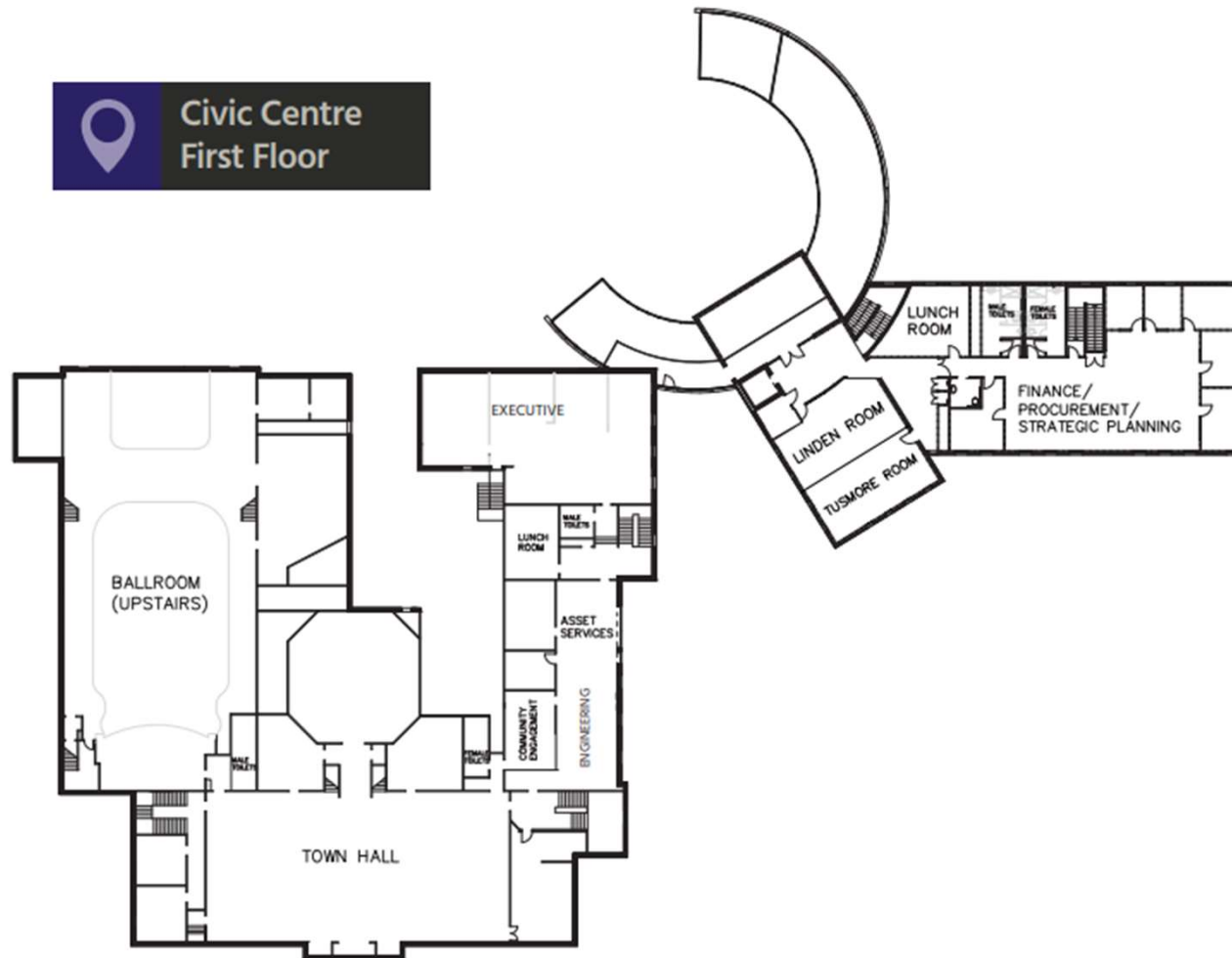
- BALL** Burnside Ballroom
- BCC** Burnside Community Centre
- HALL** Burnside Town Hall



Use of Current Assets



Use of Current Assets



Council Member Facilities

Prior to the redevelopment of the Chambers and Town Hall, Council did provide brief consideration to relocating Council meetings and activities to an alternate location eg – the upstairs Town Hall.

While the current location has been the home of Council meetings since the 1920's, it does come with limitations, including that it is somewhat cramped, the facility is landlocked and not necessarily suitable for multi-use.

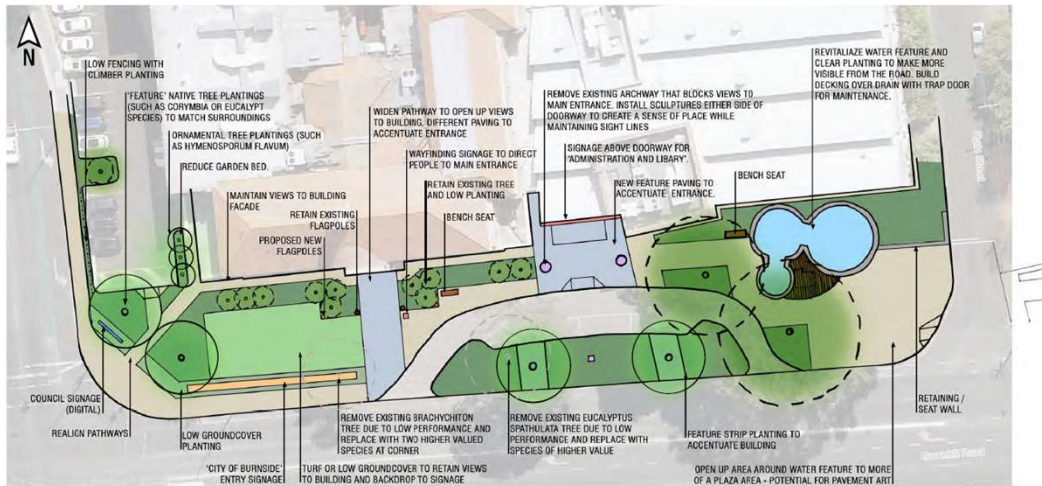
The Mayors Parlour and Elected Members Rooms are functional, however limited in flexibility due to being located in the original part of the building. Some Members may see opportunities for improvements.

- What do Members think and what would they like to see?

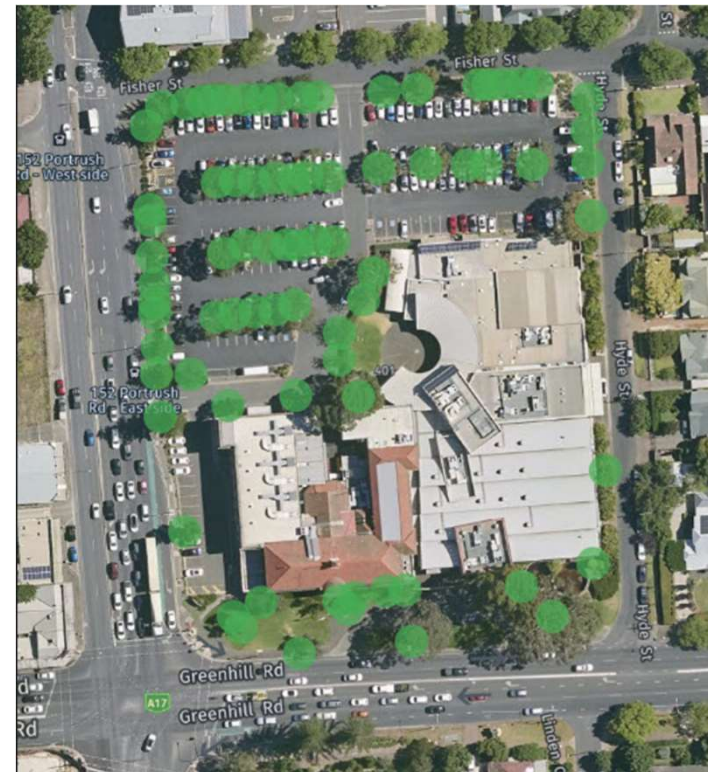


External Facilities

- Land area approx: 15,900m²
- Approx 35% of land area (5,600m²) is occupied by at grade car parking (220 spaces)
- Only 5% of the land area (800m²) is useable open space
- 78 trees mapped on site
 - 21 Black Locusts; 5 Crepe Myrtles; 1 Cypress; 24 Grey Box; 3 Honey Locusts; 1 Kurrajong; 3 Lemon-Scented Gums; 4 Norfolk Island Pines; 1 River Red Gum, 3 Robinia; 3 Silver Birch; 5 Spotted Gums; 1 Swamp Mallett
- Car parks separated by mulched garden beds with some plantings
 - The Team are presently working on a landscape plan for the whole site
- Previously drafted frontage design only partially implemented
- Master Plan envisioned a significant increase in open space



CITY OF BURNSIDE CIVIC CENTRE FRONTAGE
LANDSCAPE CONCEPT PLAN
14.02.2020



Open Discussion



Next Steps

- > Any Feedback will be considered and presented into a future Report (date to be scheduled)
- > Prior to the meeting, any questions can be directed to:

Barry Cant

Director Environment and Place

bcant@burnside.sa.gov.au

(08) 8366 4232



